

017.0

0003

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

760,400 / 760,400

USE VALUE:

760,400 / 760,400

ASSESSED:

760,400 / 760,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
178		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RANA PRAVAB JUNG &	
Owner 2: DONGOL JEENA	
Owner 3:	

Street 1: 178 LAKE ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: CAPASSO ROBERT -
Owner 2: -
Street 1: 178 LAKE ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 6,088 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1716 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6088		Sq. Ft.	Site		0	80.	0.89	1			Med. Tr	-10					433,900						433,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										12211
										GIS Ref
										GIS Ref
										Insp Date
										04/21/18

PREVIOUS ASSESSMENT

Parcel ID										
017.0-0003-0011.0										
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date										
2020	101	FV	326,500	0	6,088.	433,900	760,400	760,400	Year End Roll	12/18/2019
2019	101	FV	247,400	0	6,088.	461,000	708,400	708,400	Year End Roll	1/3/2019
2018	101	FV	247,400	0	6,088.	336,300	583,700	583,700	Year End Roll	12/20/2017
2017	101	FV	247,400	0	6,088.	292,900	540,300	540,300	Year End Roll	1/3/2017
2016	101	FV	241,300	0	6,088.	249,500	490,800	490,800	Year End	1/4/2016
2015	101	FV	235,400	0	6,088.	244,100	479,500	479,500	Year End Roll	12/11/2014
2014	101	FV	235,400	0	6,088.	200,700	436,100	436,100	Year End Roll	12/16/2013
2013	101	FV	235,400	0	6,088.	190,900	426,300	426,300		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
CAPASSO ROBERT,	65887-199		8/10/2015		607,500	No	No							
CAPASSO ROBERT	56793-351	Convenience	4/29/2011		1	No	No							
	18753-4		11/1/1987		190,000	No	No	Y						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/24/2004	402	Redo Bat	8,500	C		G5	GR FY05		4/21/2018	Inspected	BS	Barbara S
10/25/1994	592		14,000					GARAGE TO L.A.ADD	4/12/2018	MEAS&NOTICE	BS	Barbara S
									4/28/2016	Sales Review	PT	Paul T
									5/12/2009	Measured	372	PATRIOT
									4/29/2000	Inspected	243	PATRIOT
									9/29/1999	Mailer Sent		
									9/29/1999	Measured	243	PATRIOT
									9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6	- Colonial			Full Bath: 1	Rating: Very Good															
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average															
Foundation: 1	- Concrete			A 3QBth: 1	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average															
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:															
Sec Wall: 1	%			OthrFix: 1	Rating:															
Roof Struct: 1	- Gable																			
Roof Cover: 1	- Asphalt Shgl			OTHER FEATURES				1st Res Grid				Desc: Line 1	# Units: 1							
Color: WHITE				Kits: 1	Rating: Average							Level	FY LR DR D K FR RR BR FB HB L O							
View / Desir:				A Kits: 1	Rating:							Other								
GENERAL INFORMATION				Fpl: 1	Rating: Average							Upper								
Grade: C	- Average			WSFlue: 1	Rating:							Lvl 2								
Year Blt: 1948	Eff Yr Blt:											Lvl 1								
Alt LUC:	Alt %:											Lower								
Jurisdct: G17	Fact: .											Totals	RMS: 7 BRs: 3 Baths: 1 HB: 1							
Const Mod:												REMODELING	RES BREAKDOWN							
Lump Sum Adj:												Exterior:	No Unit RMS BRS FL							
INTERIOR INFORMATION												Interior:	1 7 3							
Avg Ht/FL: STD												Additions:								
Prim Int Wall: 2	- Plaster											Kitchen:								
Sec Int Wall: 1	%											Baths: 2004								
Partition: T	- Typical											Plumbing:								
Prim Floors: 3	- Hardwood											Electric:								
Sec Floors: 1	%											Heating:								
Bsmnt Flr: 12	- Concrete											General:								
Subfloor:												Totals	1 7 3							
Bsmnt Gar: 1													1							
Electric: 3	- Typical												7							
Insulation: 2	- Typical												3							
Int vs Ext: S																				
Heat Fuel: 2	- Gas																			
Heat Type: 1	- Forced H/Air																			
# Heat Sys: 1																				
% Heated: 100																				
Solar HW: NO	Central Vac: NO																			
% Com Wall	% Sprinkled:																			
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:
SPEC FEATURES/YARD ITEMS																PARCEL ID				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
2	Frame Shed	D	Y	16x12	F	AV	2004		0.00	T	12	101								
More: N				Total Yard Items:				Total Special Features:				Total:								